026.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	931,700 / 931,700
					USE VALUE:	931,700 / 931,700
					ASSESSED:	931,700 / 931,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIZZOTTI ASSUNTA/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	63 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PIZZOTTI ABDON J-ASSUNTA -
Owner 2:	-
Street 1:	63 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2501 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	475,700		456,000	931,700
Total Card	0.115	475,700		456,000	931,700
Total Parcel	0.115	475,700		456,000	931,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.61 | /Parcel: 372.6

Legal Description

User Acct

17421

GIS Ref

GIS Ref

Insp Date

07/06/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	475,900	0	5,000.	456,000	931,900	931,900	Year End Roll	12/18/2019
2019	104	FV	369,000	0	5,000.	484,500	853,500	853,500	Year End Roll	1/3/2019
2018	104	FV	369,000	0	5,000.	353,400	722,400	722,400	Year End Roll	12/20/2017
2017	104	FV	344,700	0	5,000.	307,800	652,500	652,500	Year End Roll	1/3/2017
2016	104	FV	344,700	0	5,000.	262,200	606,900	606,900	Year End	1/4/2016
2015	104	FV	307,400	0	5,000.	256,500	563,900	563,900	Year End Roll	12/11/2014
2014	104	FV	307,400	0	5,000.	210,900	518,300	518,300	Year End Roll	12/16/2013
2013	104	FV	319,800	0	5,000.	200,600	520,400	520,400		12/13/2012

!2132!

PRINT

Date	Time
12/10/20	17:37:17

LAST REV

Date	Time
12/02/20	11:05:40
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2132

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIZZOTTI ABDON	31633-236		7/21/2000	Family	1	No	No	4	
ALLEN JAMES E &	9993-283		3/1/1962		22,000	No	No		
BAUDREAU JAMES	8308-131		8/2/1954		17,500	No	No		
SHEA JAS F & HE	7449-277		6/14/1949		10,000	No	No		
SHEA JAMES	6272-588		2/13/1939		1	No	No		
	9993-283		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	17421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2007	777	Re-Roof	8,000			G8	GR FY08	
4/4/2006	230	Redo Bat	8,500			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
1/15/2009	Meas/Inspect	189	PATRIOT
11/22/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
8/10/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12297297
Const Adj.:	0.98696071
Adj $ / SQ:	188.416
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646370
Depreciation:	170642
Depreciated Total:	475728

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

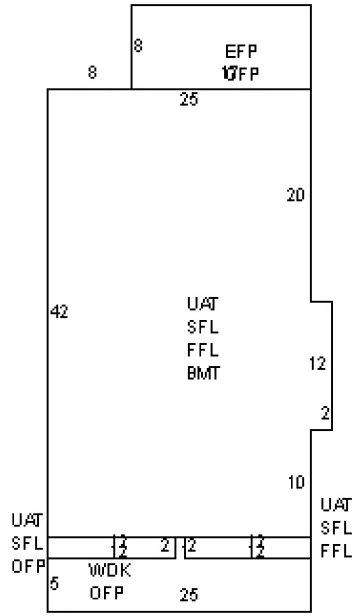
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.42
Special Features:	0	Val/Su Net:	115.32
Final Total:	475700	Val/Su SzAd	214.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,122	188.420	211,403
FFL	First Floor	1,098	188.420	206,881
BMT	Basement	1,074	56.520	60,708
OFP	Open Porch	287	21.960	6,302
UAT	Upper Attic	281	131.890	36,996
EFP	Enclos Porch	136	46.630	6,341
WDK	Deck	127	13.690	1,739

Net Sketched Area:	4,125			Total:	530,370
Size Ad	2220	Gross Are	4966	FinArea	2501

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	